

MIAMI SHORES PLANNING AND ZONING BOARD
Planning and Zoning Department Staff Report

Hearing Date	May 26, 2016	Meeting Time	7:00 P.M.
File Number	PZ-04-16-201648	Folio Number	11-3206-013-1890
Owner	Karon Coleman & John Ise		
Applicant	Same		
Agent	Victor Bruce		
Property Address	118 NE 102 nd Avenue		
Legal Description	1 53 41 6 53 42 MIAMI SHORES SEC 1 AMD PB 10-70 LOT 12 & E1/2 LOT 13 BLK 14 LOT SIZE 75.000 X 115 OR 25719-3742 06 2007 1	Assessor's Building Value	N/A
Property Sq. Ft.	8,625	Building Sq. Ft.	1,823
		Flood Zone	X
Zoning	18.5	Future Land Use Designation	Single Family Residential
Existing Use	One-family dwelling	Comprehensive Plan Consistency	Yes
Existing Structure	1 story; 3 bed/2 bath	Year Built	1938
Subject	Pursuant to Articles IV, V and VI of Appendix A Zoning, Sec. 400 Schedule of Regulations and Sec. 600. Site plan review and approval required. One story front and rear additions, façade improvements. Garage conversion.		
Action Required	Approve, Approve with Conditions, or Deny the Application	Other Required Approvals	Village Building Permits MDDRER/EPRD
Staff Report	David A. Dacquisto, Director, Planning and Zoning	Report Date	May 5, 2016

Background

The residence is on an interior plot facing north with an alley to the rear.

The property is zoned R18.5 not R17.5 / 18.5 as shown on plan sheet A3. The county appraiser's site often incorrectly provides 2 zoning designations for the same site.

A previous garage conversion took place without permits. The garage and its driveway existed in 1989. The garage was converted and the driveway removed at some date after that.

A permit was sought for parking in the swale and it was denied as there was no legal parking on site.

A site plan exists for a building permit in 1999 showing a driveway 10 ft. from the side plot line with the notation 10 feet. It is not clear if this driveway was ever built.

A circular driveway was constructed in the swale and the existing driveway is within the 10 ft. side yard setback. There is no record of any approvals having been granted for either.

The applicant is now proposing to legalize the garage.

A den and dining room were constructed in the garage.

The applicant is proposing to move an existing home office into a 121 sf peak roof addition at the front of the residence. The applicant will add a 162 sf covered terrace with a peak roof to create a new front entrance.

At the rear of the residence the applicant is proposing to construct a 175 sf covered terrace with peak roof.

Analysis

The applicant will provide 2 legal parking spaces on a parking pad in the front of the residence. The additions are compatible with the 1930's residence and will blend with the existing architecture.

The design is compatible with the neighborhood and community.

The proposal is consistent with the technical provisions of the Zoning Code.

Recommendation

In acting on a site plan, the Planning Board must make a finding that the proposed improvements comply with the regulations and are harmonious with the community, as required in Articles IV, V and VI of Appendix A Zoning, Sec. 400 and Sec. 600, of the Code of Ordinances, and, in that regard, may add further conditions or delete or modify staff recommended conditions, deny the application, or continue the item for future consideration.

Planning and Zoning staff recommends APPROVAL of the site plan to legalize a garage conversion and to construct front and rear additions to the residence., based on the foregoing analysis with a finding that it is consistent with the technical provisions of the Code except as noted and subject to the following conditions.

Should the board find that the applicant merits approval, staff recommends that the following conditions apply:

- 1) Approval is granted as shown on the plans submitted and made a part of this approval to legalize a garage conversion and to construct front and rear additions to the residence.
- 2) Applicant to obtain all required building permits before beginning work.
- 3) An erosion and sedimentation plan subject to review and approval by the building official is required if ground cover is removed or as required by the building official. Properly installed soil erosion measures (silt fences, straw barriers, etc.) and anti-tracking area at all construction entrances are required to be put in place and maintained if ground cover is removed or as required by the building official. Required erosion control measures must be in place prior to footings inspection.
- 4) The site shall not drain onto neighboring properties or any rights-of-way. The plot shall provide storm drainage that detains the first one inch in natural or filtered structural facilities. The applicant is responsible for any site modifications that become necessary to maintain storm drainage on-site that detains the first one inch in natural or filtered structural facilities. The Building Official may require an architect or engineer's drainage plan and report to certify to the building official that the site will provide storm drainage that will detain the first one inch in natural or filtered structural facilities prior to the drainage work commencing on site. The installation of

structures on site to control drainage shall require Planning and Zoning Board review and approval. Modifications to the drainage plan approved by the building official shall require a signed architect or engineer's drainage plan that shall be subject to review and approval of the Building Official and the Planning Director. Changes to drainage structures approved by the Planning and Zoning Board shall require a new site plan review application and review and approval by the Planning and Zoning Board. Applicant to obtain all required building permits before beginning work.

- 5) All drainage improvements shall be installed in accordance with the approved drainage plan before final inspection by the Building Official.
- 6) The applicant shall repair and maintain the onsite drainage system in accordance with the approved drainage plan.
- 7) Applicant to obtain all required permits and approvals from the Miami-Dade Department of Regulatory and Economic Resources, Environmental Plan Review Division (DRER, EPRD) and the Miami-Dade Department of Health (DOH/HRS) as required.
- 8) Applicant to meet all applicable code provisions at the time of permitting.
- 9) Applicant to complete a covenant in the form of a "Declaration of Use" assuring the property is used only for a single family purpose, record the covenant with the Miami-Dade County Recorder and provide the planning director with a copy of the recorded document prior to the final inspection by the Building Official.
- 10) This zoning permit will lapse and become invalid unless the work for which it was approved is started within one (1) year of the signing of the development order by the board chair, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.